

EXHIBIT A

PHILIP R. SEAVER TITLE COMPANY, INC.
 42651 Woodward Avenue, Bloomfield Hills, MI 48304
 Phone: (248)338-6620 Fax: (248)975-4178

SELLER'S SETTLEMENT STATEMENT

Settlement Date: September 28, 2010
Borrower: Storage Pros Flint LLC
Seller: Big Sky Development Flint, LLC
Property: 2325 S. Dort Highway
 Flint, MI 48507

Escrow No.: 10092029
Escrow Officer: Tina M. Easley

	DEBIT	CREDIT
Contract Sales Price		1,700,000.00
Prorations/Adjustments		
2010 Summer Taxes		
09/29/10 to 08/30/11 \$66,321.73, 275 days @ \$181.7034		49,968.43
2009 County Taxes		
09/29/10 to 11/30/10 \$6,238.51, 63 days @ \$17.0918		1,076.78
Personal Property		100,000.00
Goodwill		100,000.00
Commissions	57,000.00	
Listing Broker's Commission to Marcus and Millichap 57,000.00		
Loan Charges		
Capital Expenditure Reserve	200,000.00	
Escrow Charges		
Transaction Fee	375.00	
Title Charges		
Title Insurance	2,900.00	
Owners End ALTA 9.2/25/17	365.00	
Recording Charges		
City/County Tax/Stamps	1,870.00	
State Tax/Stamps	12,750.00	
Recording Processing Fee	200.00	
Other Debits/Credits		
Net Proceeds Huntington Bank	1,407,305.22	
Water Escrow	500.00	
Utilities and Tax Escrow	5,000.00	
Del 2008 Property Taxes *Sept	112,085.98	
Summer 2010 Prop Tax *Sept 41-21-101-049	66,542.81	
Water Usage thru 8/27/10 DORS-002325-NORT-01	335.03	
Water Usage thru 8/27/10 DORS-002325-SOUT-01	134.94	
Del 2009 Property Tax *Sept 41-21-101-049	83,631.23	
Survey Cert/Invoice Inv 10-40	50.00	
Subtotals	1,951,045.21	1,951,045.21

Accepted this 28th day of September, 2010

Purchaser and Seller acknowledges that Seaver Title is acting solely in the capacity of a disbursement agent relative to the business acquisition contemplated herein and agrees to hold Seaver Title harmless for any proceeds disbursed pursuant to this statement and/or any other matters relative to this business acquisition.

SELLER'S SETTLEMENT STATEMENT - Continued

Big Sky Development Flint, LLC, a Michigan
limited liability company, by Barry P. Laskowitz,
in his capacity as court-appointed Receiver

By _____
Barry P. Laskowitz, Receiver

Despite the provisions of Public Act 80 of 1934, which changes the lien date for property taxes to January 1st of the year in which they are billed, the parties hereto have agreed that the lien date for purposes of the Purchase Agreement shall be the date said taxes are billed. Additionally, the parties have agreed to tax proration based on the due date of said taxes.

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PHILIP R. SEAVER TITLE COMPANY, INC.
 42661 Woodward Avenue, Bloomfield Hills, MI 48304
 Phone: (248)338-6620 Fax: (248)975-4178

SELLER'S SETTLEMENT STATEMENT

Settlement Date: September 28, 2010
 Borrower: Storage Pros GR LLC
 Seller: Big Sky Development Grand Rapids LLC
 Property: 2975 Breton Ave SE
 Grand Rapids, MI 49508

Escrow No.: 10092034
 Escrow Officer: Tina M. Easley

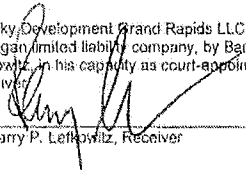
	DEBIT	CREDIT
Contract Sales Price		2,000,000.00
Prorations/Adjustments		
2010 Summer Taxes		
09/29/10 to 06/30/11	\$89,525.36, 275 days @ \$245.2750	67,450.61
2009 Winter Taxes		
09/29/10 to 11/30/10	\$1,986.25, 63 days @ \$5.4418	342.83
Personal Property		100,000.00
Goodwill		100,000.00
Commissions	66,000.00	
Listing Broker's Commission to Marcus & Millichap	66,000.00	
Loan Charges		
Capital Expenditure Reserve	100,000.00	
Escrow Charges		
Transaction Fee	375.00	
Title Charges		
Title Insurance	3,200.00	
Owners End Alta 9.2/25/17	395.00	
Recording Charges		
City/County Tax/Stamps	2,200.00	
State Tax/Stamps	15,000.00	
Recording Processing Fee	200.00	
Other Debits/Credits		
Net Proceeds > Huntington Bank	1,751,031.99	
Water Escrow	500.00	
Utility and Tax Escrow	5,000.00	
Del 08 Property Tax *Sept	41-18-16245-001 123,648.81	
2010 Summer Tax *Sept	41-18-16245-001 91,298.14	
Del 09 Property Tax *Sept	41-18-16245-001 108,784.50	
Survey Certification	Inv7359 160.00	
Subtotals	2,267,793.44	2,267,793.44

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SELLER'S SETTLEMENT STATEMENT - Continued

Big Sky Development Grand Rapids LLC, a
Michigan limited liability company, by Barry P.
Lefkowitz, in his capacity as court-appointed
Receiver.

By: 
Barry P. Lefkowitz, Receiver

Despite the provisions of Public Act 80 of 1994, which changes the lien date for property taxes to January 1st of the year in which they are billed, the parties hereto have agreed that the lien date for purposes of the Purchase Agreement shall be the date said taxes are billed. Additionally, the parties have agreed to tax prorations based on the due date of said taxes.

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SELLER'S SETTLEMENT STATEMENT

Settlement Date: September 28, 2010
Borrower: Storage Pros Saline LLC
Seller: Big Sky Development Saline LLC
Property: 1400 E. Michigan Ave
 Saline, MI 48176

Escrow No.: 10092032
Escrow Officer: Tina M. Easley

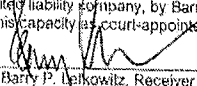
	DEBIT	CREDIT
Contract Sales Price		1,900,000.00
American Soy Utility Reimburse	1,243.78	
Prorations/Adjustments		
Summer 2010 Taxes		
09/29/10 to 08/30/11 \$137,553.44, 275 days @ \$376.8587		103,636.15
Winter 2009 Taxes		
09/29/10 to 11/30/10 \$6,556.49, 63 days @ \$17.9630		1,131.67
Personal Property		100,000.00
Goodwill		100,000.00
Rents 3 days @ \$598.61	1,795.83	
Security Dep	15,834.37	
Commissions	63,000.00	
Listing Broker's Commission to Marcus & Millichap 63,000.00		
Escrow Charges		
Transaction Fee	375.00	
Title Charges		
Title Insurance	3,100.00	
Owners End ALTA 9.2/17/25	385.00	
Recording Charges		
City/County Tax/Stamps	2,090.00	
State Tax/Stamps	14,250.00	
Recording Processing Fee	200.00	
Other Debits/Credits		
Net Proceeds > Huntington Bank	1,541,577.40	
Water Escrow	500.00	
Utility and Tax Escrow	5,000.00	
Del 2008/2009 Property *Sept 18-12-31-480-001	412,431.28	
Summer 2010 Prop Tax *Sept 18-21-31-480-001	142,660.63	
Water usage thru 6/1/10	249.53	
Survey Certification	75.00	
Subtotals	2,204,767.82	2,204,767.82

Accepted this 28th day of September, 2010

Purchaser and Seller acknowledges that Seaver Title is acting solely in the capacity of a disbursement agent relative to the business acquisition contemplated herein and agrees to hold Seaver Title harmless for any proceeds disbursed pursuant to this statement and/or any other matters relative to this business acquisition.

SELLER'S SETTLEMENT STATEMENT - Continued

Big Sky Development Saline L.L.C., a Michigan
limited liability company, by Barry P. Lefkowitz,
in his capacity as court-appointed Receiver

By: 
Barry P. Lefkowitz, Receiver

Despite the provisions of Public Act 80 of 1994, which changes the lien date for property taxes to January 1st of the year in which they are billed, the parties hereto have agreed that the lien date for purposes of the Purchase Agreement shall be the date said taxes are billed. Additionally, the parties have agreed to tax proration based on the due date of said taxes.